



FOR SALE

**4406/08 & 4302/04 - 61A AVENUE,  
BARRHEAD, AB**

**±2,200 SF SHOP ON 3.97 ACRES INDUSTRIAL LAND**

## PROPERTY HIGHLIGHTS

- The site is improved with a ± 2,200 SF steel frame industrial shop, office trailers, quonsets, chain link perimeter fencing, and partial site gravelling
- Site configuration would allow for a variety of medium-scale developments
- Former industrial service yard offers easy access to a major highway (Highway 18)

## PROPERTY DETAILS

|                           |  |
|---------------------------|--|
| <b>Municipal Address:</b> | 4408 – 61A Avenue,<br>4406 – 61A Avenue,<br>4304 – 61A Avenue,<br>4302 – 61A Avenue,<br>Barrhead, AB |
| <b>Legal Description:</b> | Plan 7921401, Block 6,<br>Lots 4-7   |
| <b>Zoning:</b>            | M1 (Industrial – Medium<br>Industry District)  |
| <b>Site Servicing:</b>    | Full Municipal Services  |
| <b>Site Size:</b>         | ±3.97 Acres  |
| <b>Sale Price:</b>        | \$550,000  |

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# PROPERTY PHOTOS



# AERIAL



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